

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

April 21, 2016



Rezoning case no. RZ16-07: Highland Interests

CASE DESCRIPTION: a request to change the zoning classification from Agricultural-Open (A-O) District to Residential District - 7000 (RD-7)

LOCATION: 14.869 acres of land out of John Austin League, A-2, wrapping around the north and west side of the intersection of Thornberry and Austin's Estates Drives

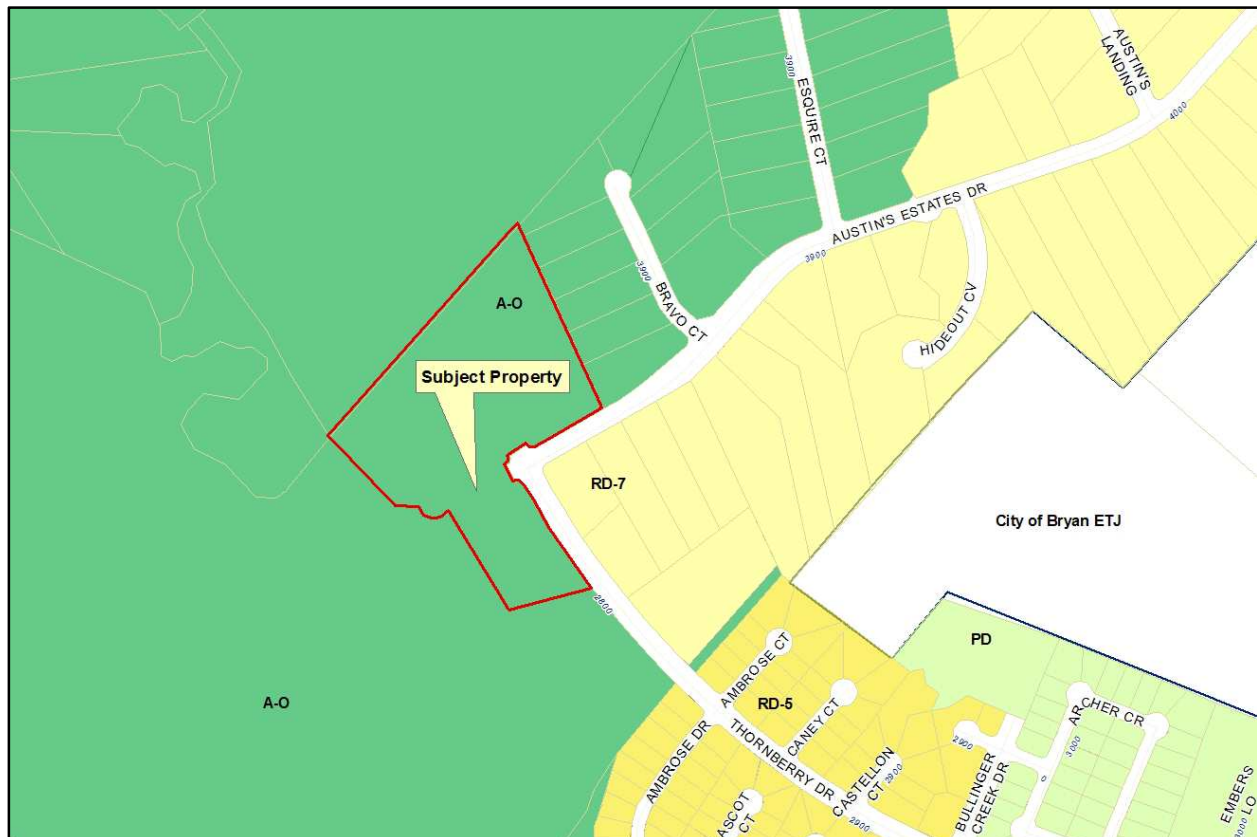
EXISTING LAND USE: vacant land

APPLICANT(S): Grant Carrabba of Highland Interests

AGENT: Michael Hester, P.E.

STAFF CONTACT: Martin Zimmermann, Planning Administrator

SUMMARY RECOMMENDATION: Staff recommends **approving** the proposed rezoning.



AERIAL PHOTOGRAPH (2015):



BACKGROUND:

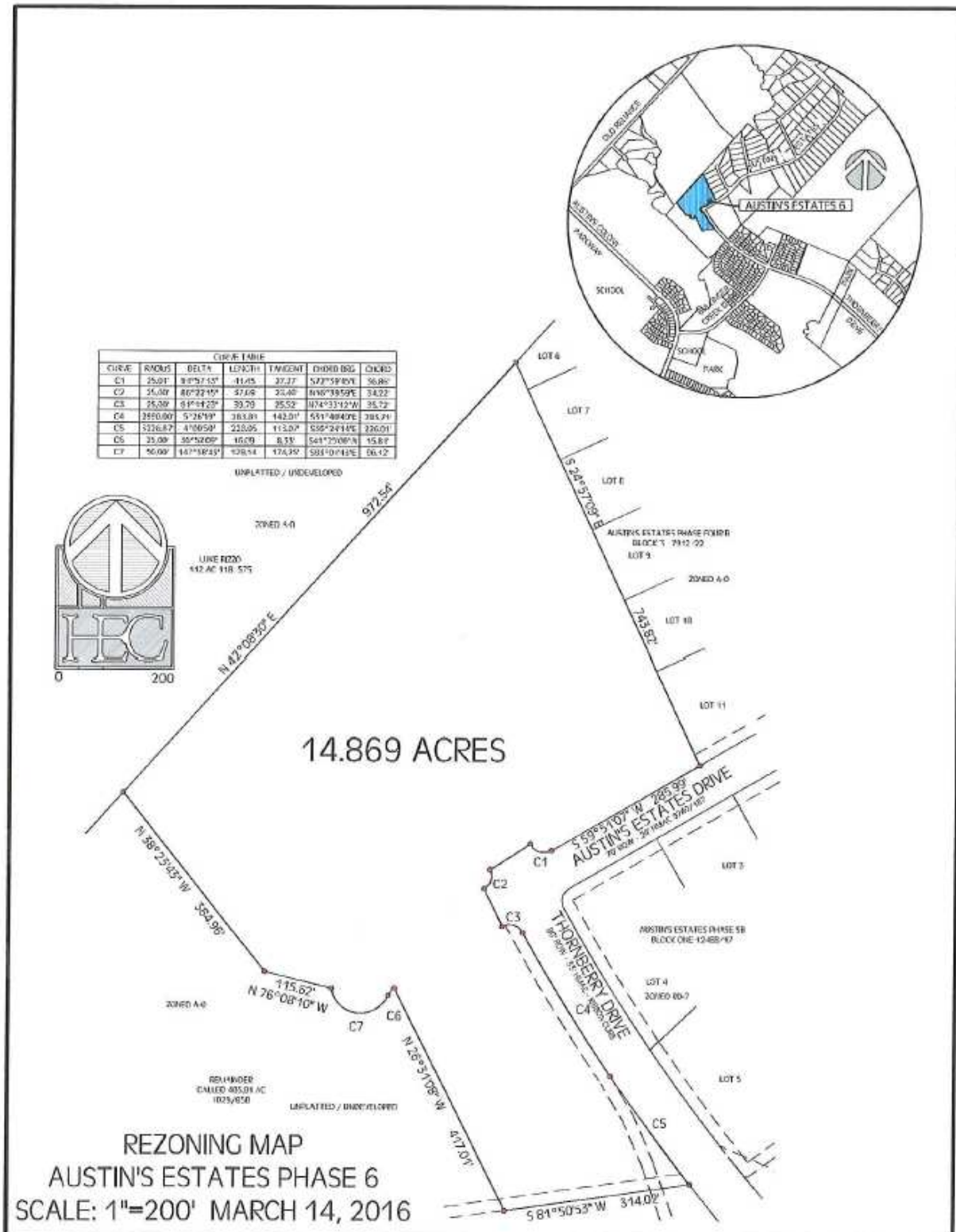
The applicant/property owner, Mr. Grant Carrabba of Highland Interests, is requesting to change the zoning on the subject property from Agricultural-Open District (A-O) to Residential District – 7000 (RD-7), to permit the proposed development of these 14+ acres with single-family residences. The subject property adjoins both Austin's Estates and Thornberry Drives. A master plan for Austin's Estates Subdivision proposing a low-density residential development at this location – originally envisioned to be part of Phase 5 – was approved by the Planning and Zoning Commission on June 1, 2006.

The A-O zoning classification is intended to provide opportunities for development of low density, detached single-family residences on lots of at least one acre in a suburban or rural setting. This zoning classification is also intended to serve as a holding zone for vacant land areas annexed to the City as well as to protect areas that may be unsuitable for development and to preserve natural open space. The RD-7 zoning classification is intended to provide opportunities for development of detached dwellings on lots of at least 7,000 square feet in size.

AUSTIN'S ESTATES MASTER PLAN (approved June 1, 2006):



ACREAGE PROPOSED TO BE ZONED RD-7 DISTRICT:



RELATION TO BRYAN'S COMPREHENSIVE PLAN:

The City of Bryan's Comprehensive Plan includes policy recommendations related to the various physical development aspects of the community. The plan includes policy recommendations related to the various physical development aspects of the community. The Comprehensive Plan states that it is a goal of the City to achieve a balanced and sustainable mix of land uses within the City by planning for a mix of land use types in suitable locations, densities and patterns. Low-density residential land serves to provide housing and living units for a variety of people with a range of incomes and needs. It predominantly consists of detached single family dwellings but may consist of other housing types as long as densities remain low; up to 8 dwelling units per acre. City-wide land use policies articulated in the Comprehensive Plan suggest that single-family residential land uses should be located in areas that are protected from, but accessible to the major roadway network, commercial establishments, work places and entertainment areas.

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

Staff believes that RD-7 zoning on these 14.869 acres is appropriate at this particular location and is not only in accordance with land use recommendations of the Comprehensive Plan, but also with the approved master plan for the Austin's Estates Subdivision. Staff believes that single-family residences at this location will promote orderly urban growth in close proximity to Harvey Mitchell Elementary School. Most of the existing Austin's Estates Subdivision, located northeast of the subject property, is already zoned RD-7 District.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

Residential neighborhoods should be planned such that they form cohesive environments oriented toward elementary schools at their core. In this particular case, this proposed low-density residential subdivision is located near Harvey Mitchell Elementary School (approximately 0.5 mile southwest) and will have access to collector streets (Austin's Estates and Thornberry Drives). Any issues regarding utility capacity will be addressed at the time of development.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

The closest vacant land zoned for residential development is located southeast from the subject property in the subdivision known as Austin's Colony – Phase 14 and 15. Staff believes that this zone change request, if approved, will not make land classified for similar development in the vicinity and elsewhere in the City unavailable for development.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Staff contends that residential developments are developing at a fast pace in this vicinity and at a moderate pace elsewhere in the City.

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

If the proposed zone change was approved, staff believes there to be few, if any, effects on other areas designated for similar developments.

6. Any other factors affecting health, safety, morals, or general welfare.

Staff is unable to identify additional factors other than those mentioned above that might affect health, safety, morals, or general welfare if this rezoning were approved.

RECOMMENDATION:

Based on all these considerations, staff recommends **approving** the requested zone change to Residential District – 7000 on the subject property. RD-7 zoning on this property appears to be consistent with the land use recommendations of the Bryan Comprehensive Plan and the adopted master plan for the Austin's Estates Subdivision.